

**Neighborhood Conservation District Commission
Minutes of the August 6, 2013 Meeting**

Brookline Town Hall, 333 Washington Street, Room 103

Commissioners Present

Paul Bell
Stephen Chiumenti
Dennis DeWitt
Deborah Goldberg

Richard Garver
David King
Robin Koocher

Absent
Mark Allen
James Batchelor
Eleanor Demont
Joyce Stavis-Zak

Staff: Kara Brewton, Maria Morelli

Members of the Public:

Deborah Dong, Regina Frawley, Gayle Halfond, GP Koocher, Judi Leichtner, L. Meyer, David Sherman;
Owen Murphy, Chestnut Hill Realty consultant and videographer

Chair Paul Bell began the meeting at 7:00 pm.

Discussion and Approval of the July 31, 2013 Minutes

Deborah Goldberg noted that “July 31, 2013, minutes” should read “July 15, 2013, minutes”.

VOTED Dennis DeWitt made the motion to approve the minutes of July 31, 2013, with the noted correction; Richard Garver seconded the motion.

Editing of NCD Commission Report Draft

The Commission met to review and edit the latest draft of the Commission’s report, which summarizes its analysis of the Hancock Village c.40B Proposal (2013). Changes are listed below:

Throughout

The phrase “proposed townhouses” should read “proposed flats.” The proposed 2.5-story buildings are not townhouses, another example of how the proposal differs from the existing townhomes and development pattern.

National Register Eligibility

To list criteria for eligibility accurately, repeat the wording in the Massachusetts Historical Commission letter, dated June 22, 2013.

Conceptual Site Plan

The report should include additional examples of how the proposal’s building typology differs from the existing typology. In the discussion of pedestrian and vehicular traffic circulation, note that the proposal introduces dead-end roadways in contrast to the looped, connecting roadways of the existing site plan.

Building Massing

Kara Brewton will refine her drawing of the Long Section to show the adverse impact of the four-story apartment building.

Topographical and Environmental Resources

Emphasize that the existing greensward features mature trees, all of which would be removed should the development be approved.

Note that the unnecessary change in grade (four-foot berms) will have an adverse impact on abutting properties on Beverly Road, because of drainage concerns and the current wet soil conditions.

Next Steps

Working with Richard Garver, Maria Morelli will update the Commission's report with the changes noted at the August 6, 2013 meeting. The deadline for the next draft to the Commission is August 7. Kara Brewton will work with Richard Garver to complete exhibits by August 8. A final draft will be submitted to Selectmen on August 9 in advance of the August 13 Selectmen's meeting.

It was agreed that Richard Garver would present to the Selectmen at its meeting on August 13 an overview of the differences between the 2012 and 2013 Hancock Village c.40B proposals and a summary of the Commission's findings in response to the 2013 proposal.

Next NCD Commission Meeting

The next meeting is Monday, September 16, 2013 at 7 pm. An agenda and the location will be announced.

Respectfully submitted,

Maria Morelli
Interim Regulatory Planner

September 5, 2013